

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Waller at 7:30 p.m. on March 2, 2004, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Gary Chamberlain
Lynn Drake-Batts
Fazal Khan
Lawrence Littman
Robert Schultz
Thomas Strat
Mark J. Vleck
David T. Waller
Wayne Wright

Also Present:

Mark F. Miller, Planning Director
Brent Savidant, Principal Planner
Allan Motzny, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

Chair Waller announced an addition to the agenda, Agenda item #12 -- Article II (Changes, Amendments and Approvals) Zoning Ordinance Amendments (ZOTA # 203).

Chair Waller introduced and welcomed Fazal Khan to the Commission. Mr. Khan is a developer and a Civil Engineer whose company is located in Sterling Heights.

2. PUBLIC COMMENTS

There was no one present who wished to speak.

3. PLANNING AND ZONING REPORT

Mr. Miller asked that the Commission advise him if there is interest in extending invitations to key City staff members to attend Commission meetings. Mr. Miller noted that select staff members who have a direct relationship to development projects could provide informative and educational presentations.

Mr. Miller reported that the Commission would continue to receive approved City Council minutes via e-mail. He requested that any member contact him should this means of communication not be satisfactory.

4. BOARD OF ZONING APPEALS REPORT

Messrs. Strat and Schultz reported on the February 17, 2004 BZA meeting.

VFW Post, 2375 E. Maple

The BZA granted a three-year renewal of relief to maintain an existing legal non-conforming use of a building and relief of the masonry wall required adjacent to off-street parking. Mr. Strat noted that the commercial site should be addressed during the Maple Road Corridor Study.

3794 Mark Drive

The BZA granted a variance for relief to convert a screened-in patio to an enclosed four-season room.

5. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

There was no report.

6. SUB-COMMITTEE REPORTS

Tree Preservation / Landscaping / Walls

There was no report.

7. CIVIC CENTER PRIORITY TASK FORCE REPORT

Mr. Brian Wattles, Chair of the Civic Center Priority Task Force (CCPTF), gave a PowerPoint presentation on the Troy Civic Center site that covered the background, goals, methodology, amenity selection, and recommendations to City Council. Mr. Wattles provided a brief account of the following elements:

- | | |
|--------------------------------|------------------------|
| • Winter Activity Area | • Paths and Walkways |
| • Amphitheater | • Public Art |
| • Reflective Hedge Maze | • Road Changes |
| • Enhanced Gardens | • Site Evolution |
| • Town Center Drive Green Belt | • Programming |
| • Fountain Plaza | • Festivals and Events |

Mr. Wattles reported that the Civic Center Priority Task Force asked City Council to create a permanent Civic Center Advisory Board to maintain the process and ideas developed by the Civic Center Priority Task Force.

There was a brief question and answer period.

The Commission thanked Mr. Wattles for the excellent presentation.

8. SITE PLAN REVIEW (SP 817-B – Tabled Item) – Foot Specialty Clinic, Proposed Medical Office Building, South of Big Beaver, West side of Dequindre, Section 25 – B-1

Mr. Savidant presented a summary of the Planning Department report for the proposed Foot Specialty Clinic. Mr. Savidant reported that it is the recommendation of the Planning Department to approve the site plan as submitted with the condition that the applicant shall be required to amend the site plan should a dumpster be proposed on the site in the future. Mr. Savidant addressed the concerns of the Commission from the February 10, 2004 Regular Meeting, at which time the site plan was tabled for further review of the dumpster designation, tree requirement, storm water detention and exterior lighting. Mr. Savidant confirmed that the Engineering Department has not reviewed the revised plan.

The petitioner, Sabah Hermiz of Summa Engineering, 28580 Orchard Lake Road, Farmington Hills, was present. Mr. Hermiz specifically addressed the storm water detention.

Also present was the owner, Dr. Nasin Oveys of 2899 E. Big Beaver Road, Troy.

Resolution # PC-2004-03--

Moved by: Wright

Seconded by: Drake-Batts

RESOLVED, That the Preliminary Site Plan Approval, as requested for the proposed Foot Specialty Clinic, located south of Big Beaver on the west side of Dequindre, Section 25, within the B-1 Zoning District, be approved as presented, with the following condition:

1. That if a dumpster is proposed on the site in the future, the applicant shall be required to amend the site plan.

Discussion on the motion.

Mr. Schultz proposed to amend the motion on the floor with the condition to prohibit all outside trash storage unless a dumpster is installed.

Mr. Wright was in agreement with the amendment. Ms. Drake-Batts withdrew her second to the original motion.

Resolution # PC-2004-03-027 (as amended)

Moved by: Wright

Seconded by: Littman

RESOLVED, That the Preliminary Site Plan Approval, as requested for the proposed Foot Specialty Clinic, located south of Big Beaver on the west side of

Dequindre, Section 25, within the B-1 Zoning District, be approved as presented, with the following condition:

1. That if a dumpster is proposed on the site in the future, the applicant shall be required to amend the site plan.
2. That all outside trash storage is prohibited unless a dumpster is installed.

Vote on the motion as amended.

Yes: All present (9)

No: None

MOTION CARRIED

9. FUTURE LAND USE PLAN – TRANSITIONAL USES AND MIXED USE ZONING DISTRICTS

Chair Waller stated that the Commission discussed the creation of new ordinance language for different processes of the City that may or may not include changes to the Future Land Use Plan.

Mr. Miller addressed areas of undeveloped or underdeveloped land that are sandwiched between commercial and office developments and are zoned in the Future Land Use Plan as single family residential. The two specific areas he addressed were: East Long Lake and Dequindre and East Long Lake and Rochester Road.

Mr. Miller reviewed the Future Land Use Plan adoption process. He requested the Commission's input on the following:

- (1) An amendment to consider transitional uses.
- (2) Creation of a mixed use zoning district.
- (3) Determination to amend or adopt a new Future Land Use Plan within the 5-year period (January 2007).

Chair Waller asked for comments from each Commissioner. It was the consensus to move forward with the issues as addressed by Mr. Miller.

Chair Waller concluded the discussion with a plea that the Planning Commission's activities on the revision of the Future Land Use Plan and the creation of transitional uses and mixed use zoning districts be developed in concert with the major City department heads, with the goal that the Planning Commission and City Management, as a team, present only one plan to the City Council for review and approval.

10. REVIEW OF MARCH 9, 2004 REGULAR MEETING

Items briefly discussed were:

- Site Plan Review – Proposed Hidden Forest Site Condominium, 34 units proposed, South side of Wattles, East of Livernois, Section 22 - R-1C
- Site Plan Review (SP 906) – Proposed Woodbridge Group & Enerflex Solutions, Proposed Engineering/Research Building, South side of Equity, West of Maplelawn, Section 32 - M-1/Consent Judgment
- Site Plan Review (SP 464-B) – The Kresge Foundation Building Rebuild, 3215 W. Big Beaver, South side of Big Beaver, West of Coolidge, Section 30 - O-1

11. PUBLIC COMMENT

There was no one present who wished to speak.

12. ARTICLE II (Changes, Amendments and Approvals) ZONING ORDINANCE AMENDMENTS (ZOTA #203)

Mr. Miller reported that this matter was tabled by the City Council to their March 22, 2004 Regular Meeting to allow review by the Legal Department.

Mr. Chamberlain asked if the Planning Commission, as the petitioner, could withdraw the matter for further review and revision by the Planning Commission.

Mr. Motzny responded that the matter is still in the hands of the City Council and, in accordance with the statute, City Council must take action. He surmised that City Council would consider the Planning Commission's withdrawal request, but noted they would not have to honor it.

Mr. Motzny confirmed that the changes made to both the Planning Commission and City Management versions were not substantive changes and the language is now consistent with the Charter and the State enabling statutes.

Discussion followed with respect to getting matters reviewed by the City Attorney and City Management prior to the Planning Commission's recommendation to City Council for its review and approval.

Chair Waller stated that it would be reasonable for the City Attorney and/or the Planning Director to speak at the City Council meeting to collectively report how both parties feel about the revisions to this matter, and possibly that input would assist the City Council in its determination of the outcome of the matter.

Resolution # PC-2004-03-028

Moved by: Schultz
Seconded by: Wright

RESOLVED, That this body request that City Council return the tabled ZOTA #203 to this body for review and future forwarding to City Council.

Yes: All present (9)
No: None

MOTION CARRIED

GOOD OF THE ORDER

Mr. Schultz announced that he would not be attending the next two Planning Commission meetings (March 9 and 23), but would be representing the Planning Commission at the March 16, 2004 Board of Zoning Appeals meeting.

Mr. Wright complimented the farewell dinner held for Dennis Kramer, and is looking forward to Walt Storrs' farewell.

Mr. Chamberlain praised the American Polish Cultural Center on its building addition and great food.

Chair Waller said he is pleased with the mindset of everyone at tonight's meeting. He encouraged everyone to work as a team at all times.

ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 9:20 p.m.

Respectfully submitted,

David T. Waller, Chair

Kathy L. Czarnecki, Recording Secretary